



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 25-1110

Agenda Date: 12/3/2025

Agenda #: 18.

DATE: December 3, 2025

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

TITLE: CONSIDERATION OF A GENERAL PLAN AMENDMENT (GPA24-00002) TO CHANGE THE LAND USE DESIGNATION FROM CIVIC INSTITUTIONAL TO MEDIUM DENSITY RESIDENTIAL C, A ZONE AMENDMENT (ZA24-00001) TO CHANGE THE ZONING DESIGNATION FROM PUBLIC/SEMI-PUBLIC TO PLANNED DEVELOPMENT; AND A TENTATIVE MAP (T24-00002), DEVELOPMENT PLAN (D24-00010), AND DENSITY BONUS (DB25-00004) FOR THE CONSTRUCTION OF A PLANNED DEVELOPMENT COMMUNITY COMPRISED OF 140 TOWNHOMES AT THE FORMER GARRISON ELEMENTARY SCHOOL LOCATED AT 333 GARRISON STREET - GARRISON STREET DEVELOPMENT - APPLICANT: THE TRUE LIFE COMPANIES, LLC

RECOMMENDATION

Staff recommends that the City Council: 1) adopt a resolution adopting the Final Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program (MMRP) for the Oceanside Garrison Street Planned Development; 2) adopt a resolution approving General Plan Amendment (GPA24-00002) to change the land use designation of approximately seven acres of APN 162-020-26-00 from Civic Institutional (CI) to Medium Density C Residential (MDC-R); 3) introduce an ordinance for Zone Amendment (ZA24-00001) to change the zoning designation of approximately seven acres of APN 162-020-26-00 from Public/Semi-Public (PS) to Planned Development (PD); 4) adopt a resolution approving Tentative map (T24-00002), Development Plan (D24-00010), and Density Bonus (DB25-00004) to allow for the construction of a 140-unit residential development with 14 units reserved for moderate-income households at 333 Garrison Street.

BACKGROUND AND ANALYSIS

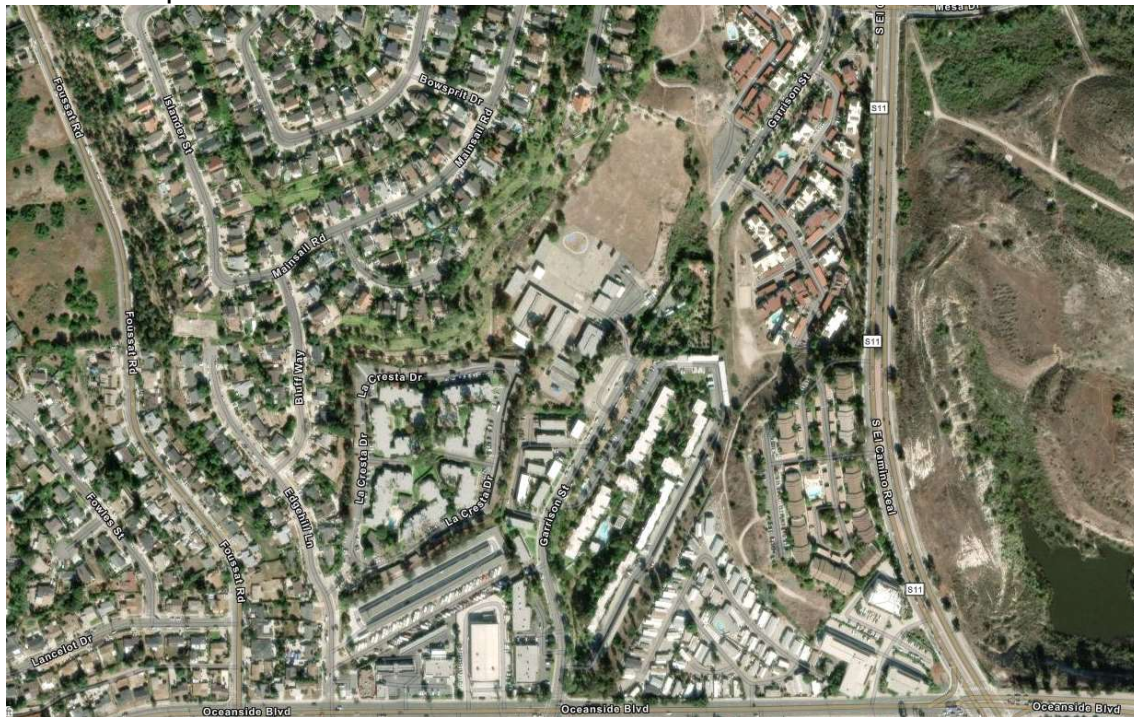
At the applicant's request, this agenda item was continued from the October 15, 2025 City Council meeting to the December 3, 2025 City Council meeting to allow the applicant additional time to work with the community and address remaining project concerns expressed by Preserve Calavera. Preserve Calavera's main concerns centered around pedestrian and bicyclist safety, transit amenities, transportation demand management, and reinforcing certain conditions of approval. Further information regarding these concerns, including staff responses and project revisions agreed to by the applicant, can be found in Attachment 15.

The project site consists of 8.3 acres of the former Garrison Elementary School located at 333 Garrison Street (APN: 162-020-26). Records indicate the school was constructed in the 1960s and

became operational in 1970. In 2019, the Oceanside Unified School District (OUSD) closed the school due to declining enrollment and excessive maintenance and rehabilitation costs, partially stemming from a failed storm drain on the property which resulted in the development of an on-site sinkhole. Upon project approval, OUSD would transfer ownership of the property to the applicant, The True Life Companies, LLC.

Approximately 1.3 acres of the 8.3-acre site has an existing General Plan land use designation of Residential Medium Density C (MDC-R) and a corresponding zoning designation of RM-C. The balance of the site has an existing land use designation of Civic Institutional (CI) and zoning designation of Public/Semi-Public (PS). Surrounding land uses include multifamily residential properties to the north, south, and east, and single-family residences to the west. An approximately 60- to 85-foot manufactured slope separates the site from the single-family subdivision to the west.

Figure 1: Location Map



The proposed project requires five separate entitlements: a General Plan Amendment, Zone Amendment, Tentative Map, Development Plan, and Density Bonus. These entitlements involve the following:

General Plan Amendment (GPA24-00002) represents a request to change the existing General Plan land use designation to allow for medium density residential uses. Currently, the project site consists of approximately 1.3 acres with a land use designation of Medium Density C Residential (MDC-R) and approximately 7.0 acres with a land use designation of Civic Institutional (CI), which does not allow for residential development. The applicant proposes to change the land use designation so that the entire site is MDC-R. The maximum density allowed under the MDC-R designation is 20.9 dwelling units per acre (du/acre). An exhibit showing the existing and proposed

General Plan land use designations is included as Attachment 8.

Zone Amendment (ZA24-00001) represents a request to change the existing zoning designation from RM-C (approximately 1.3 acres) and PS (approximately 7.0 acres) to Planned Development District (PD). Per Article 17 of the Zoning Ordinance, an application to reclassify a property to the PD District shall be accompanied by a PD plan and a Development Plan and be considered as a single project. The submitted application would establish the proposed Oceanside Garrison Street Planned Development Plan as the operative zoning for the project site.

In accordance with Article 17 of the Zoning Ordinance, PD plans are intended to avoid monotony in design, speculative rezoning applications, and potential poor urban design stemming from strict application of zoning standards primarily crafted for small parcels by affording greater flexibility to create projects which are sensitive to the context of the site and the surrounding community. While the proposed PD zoning designation for the project site denotes a site-specific PD Plan that allows for deviation from development standards for standard residential zoning districts, the housing type (multiple unit structures) and density proposed (16.9 du/acre) must remain consistent with the standard zoning designation associated with the MDC-R General Plan designation (i.e. RM-C). The PD Plan prepared for this project (Oceanside Garrison Street Planned Development Plan) has been included as Attachment 9 to this staff report. An exhibit showing the existing and proposed zoning designations is included as Attachment 8.

Tentative Map (T24-00002) proposes a condominium map to allow individual ownership of the units and an undivided interest in the common areas, which would be managed by a homeowner's association.

Development Plan (D24-00010) represents a request to construct 140 townhomes with associated improvements including common recreation areas, enhanced landscaping, a private road, and a privately-maintained but publicly-accessible pocket park. As previously noted, the re-designation of property to the PD District requires both the establishment of a PD Plan and approval of a Development Plan. The proposed project includes the Oceanside Garrison Street Planned Development Plan, which would serve as the regulatory document for development at the project site.

Site Plan: The proposed project has been designed with 22 buildings, each containing four to eight units, along an interior private street. Individual drive aisles between the buildings would provide access to the ground-floor garages. An approximately 10,900-square foot pocket park, which would be open to the public, as well as a separate smaller landscape area would be located at the entrance to the site. The pocket park would also double as a stormwater detention vault with large storage chambers underneath the lawn and play areas. Tree-lined footpaths would be provided between the fronts of adjacent buildings as well as in the rear of the project. A modest dog run would be also provided at the rear of the project site. Perimeter landscaping would surround the site on all sides to provide a visual buffer from surrounding properties. In total, 33,300 square feet of common open space is proposed.

Figure 2: Site Plan



Architecture: Two design schemes are proposed for the townhomes which would visually separate the inner row of structures from the outer row, as shown below. Both are considered a Contemporary style with coastal influences. Flat roofs are proposed for all structures. As shown below, significant façade articulation as well as a wide variety of colors and materials are proposed in line with current trends. Specifically, the outer ring of buildings would consist mostly of stucco with some accent siding on the upper floors and brick veneer on the ground floor, with a grey/beige/red color palette. The inner ring of buildings would also consist mostly of stucco with some areas clad with siding and woodgrain shiplap siding accents, with an earth tone color palette.

Figure 3: Architecture





The three-story townhomes would have a maximum height of approximately 36 feet and be configured in buildings consisting of four to eight residences. Homes would range in size from 1,364 to 2,093 square feet. Table 1 below provides a summary of the different floorplans provided in the project. Each unit would have a two-car garage and private open space in the form of a balcony.

Table 1: Floorplan Summary

3 Story Townhomes A:

| Plan | Type | Area | Quantity |
|--------|-----------------|-------------|----------|
| P1 | 2 Bed/ 2.5 Bath | 1364 sf Net | 10 du |
| P2 | 2 Bed/ 2.5 Bath | 1378 sf Net | 20 du |
| P3 | 3 Bed/ 2.5 Bath | 1561 sf Net | 10 du |
| P4 | 3 Bed/ 3.5 Bath | 1747 sf Net | 20 du |
| P5 | 3 Bed/ 3.5 Bath | 1788 sf Net | 41 du |
| P6 | 4 Bed/ 3.5 Bath | 1948 sf Net | 17 du |
| P7 | 4 Bed/ 3.5 Bath | 2093 sf Net | 22 du |
| Total: | | | 140 du |

Vehicle Circulation and Parking: Primary access to the site would utilize a new driveway on Garrison Street near the existing elementary school exit. Secondary access for emergency vehicles would be provided near the site's northern boundary, utilizing a proposed access road which would service a proposed sewer lift station just north of the project site. Individual garages would be accessed via shared drive aisles branching off of the main private road. Thirty-eight (38) guest parking spaces would be provided throughout the project site. Each home would be equipped with a two-car garage, with some in a tandem configuration.

Traffic: The proposed project is estimated to result in 973 average daily vehicle trips (ADT) coming to and from the site. Assuming a trip generation rate of 1.89 trips per student (Institute of Traffic Engineers - Trip Generation Manual), and enrollment of 415 to 915 students, the previous school use generated 785 to 1,720 average daily weekday vehicle trips until it shuttered. Regardless, the project developer would be required to pay for traffic detection improvements at the intersection of El Camino Real and Oceanside Boulevard prior to occupancy of the homes to offset potential traffic impacts.

Density Bonus Application (DB25-00004) is included because the project proposes to reserve 14 units-10 percent of the total unit count-for sale at prices affordable to moderate-income households, as defined by Health and Safety Code Section 50093. Based on this commitment, the project qualifies for a five percent increase above the maximum allowable density under the proposed land use designation. It also becomes eligible for one concession to reduce an identifiable development cost and for waivers of development standards that would otherwise physically preclude the project at the proposed density. However, the applicant has chosen not to utilize the additional density, concession, or waivers.

The proposed project has been reviewed for compliance with the General Plan, Zoning Ordinance, and the California Environmental Quality Act (CEQA).

1. General Plan Conformance

Staff has evaluated the project for consistency with the following goals, objectives, and policies of the City's General Plan as follows:

A. Land Use Element

Community Enhancement

Goal: The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character, and image of Oceanside as a safe, attractive, desirable, and well-balanced community.

1.1 Community Values

Objective: To ensure the enhancement of long-term community and neighborhood values through effective land use planning.

Policy A: Land uses shall be attractively planned and benefit the community.

Policy B: Land uses shall not significantly distract from nor negatively impact surrounding conforming land uses.

Policy C: The City shall analyze the long-term effects of all proposed development to assure both the present and future social, economical, and physical enhancement of the community.

The proposed project is attractively planned and thus would not distract from nor negatively impact surrounding land uses. The site design and architecture would result in high-quality development of appropriate scale that would be adequately separated from adjacent single-family homes by the existing vegetated slopes. The project would provide social, economic, and physical enhancement by constructing and maintaining a pocket park at the entrance to the project, having a net surplus regarding tax revenues and expenditures, and implementing the standard street and utility

improvement requirements for new development.

1.11 Balanced Land Use

Objective: To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

Policy B: The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

Policy C: The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.

Re-designating the property to allow for residential uses would contribute to the proper balance of land uses in the community as the City strives to meet its Regional Housing Needs Allocation and develop critically-needed housing at various affordability levels. Redevelopment of the project site into a residential land use would be consistent with existing surrounding residential uses and provide housing in proximity to existing transit and employment centers. Replacing the shuttered Garrison Elementary School with the proposed project would result in similar or reduced ADT traffic volumes. As such, the proposed project would not create an overburdened City circulation system beyond its design capacity.

1.12 Land Use Compatibility

Objective: To minimize conflicts with adjacent or related land uses.

Policy A: Adequate setbacks, buffering, and/or innovative site design shall be required.

Policy B: The use of land shall not create negative visual impacts to surrounding land uses.

Policy C: The use of land shall not subject people to potential sources of objectionable noise, light, odors, and other emissions or to exposure to toxic, radioactive or other dangerous materials.

With high-quality architecture and abundant landscaping along the project perimeter, the proposed project is attractively designed and thus would not distract from nor negatively impact surrounding land uses. The proposed project would not subject surrounding properties to objectionable noise, light, odors, or other emissions. As demonstrated by the noise analysis associated with the Mitigated Negative Declaration prepared for the proposed project, noise generated by the project would not exceed the thresholds established by the City's Noise Ordinance.

1.16 Housing

Objective: To ensure that decent, safe and sanitary housing is available to all current and future residents of the community at a cost that is within the reach of the diverse economic segments of

Oceanside.

Policy B: The City shall strive to produce opportunities for decent and affordable housing in a pleasant environment for all Oceanside's residents.

Policy C: The City shall ensure that housing is developed in areas with adequate access to employment opportunities, community facilities, and public services.

Policy D: The City shall encourage development of a variety of housing opportunities, with special emphasis on providing:

- 1) A broad range of housing types, with varied levels of amenities and number of bedrooms

Policy E: The City shall protect, encourage, and where feasible, provide housing opportunities for persons of low and moderate income.

The proposed project would provide 126 market-rate and 14 deed-restricted moderate-income residences providing housing in a community with adequate access to employment centers and recreational facilities. Providing 140 attached townhomes would create more variety in housing choices in the community as the site is surrounded by apartment complexes to the south and east, a condominium complex to the west, and single-family homes to the north. The project site consists of an infill location in an urbanized area with adequate access to employment opportunities, community facilities, and public services.

1.17 Public Facilities Management

Objective: To provide a consistent and high level quality of public services and facilities to the residents of the City.

Policy D: Compact and infill development should be encouraged to concentrate expenditures for public services.

The project site is an infill lot within an existing, established neighborhood. Providing medium-density housing in such a location assists in reducing average costs for public services.

1.23 Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy A: Architectural form, treatments, and materials, shall serve to significantly improve on the visual image of the surrounding neighborhood.

The architectural design of the proposed townhomes would visually enhance the surrounding

neighborhood given that the project would replace a shuttered, outdated school with newly-constructed homes of modern architecture and quality materials.

2.3 Potential Range of Residential Densities

Objective: To direct and encourage the proper type, location, timing, and design of housing to benefit the community consistent with the enhancement and establishment of neighborhoods and a well balanced and organized City.

Policy 2.32 B: Residential projects that possess an excellence of design features shall be granted the ability to achieve densities above the base density.

The proposed project exceeds the base requirements of development by including a publicly accessible pocket park, reserving 14 units for moderate-income households, and proposing quality architecture and exterior building materials.

B. Economic Development Element

Goal EDE-3a: The City will identify and address the long-term fiscal impacts of any proposed re-designations of property.

Policy EDE-3a-1: Require that proposals to change land use and zoning designations be accompanied by robust fiscal impact assessment in order to ensure an informed decision-making process.

As depicted in Figure 4, the Fiscal Impact Analysis found the net fiscal impact of the proposed project would result in an annual surplus to the City's general fund, while the former elementary school (which was allowed under existing land use and zoning regulations) resulted in a nominal annual deficit to the City's general fund. The Fiscal Impact Analysis (Attachment 11) prepared for the project revealed that the annual recurring surplus to the City's general fund at project buildout would be approximately \$115,000. The proposed project would be expected to have an approximately \$123,000 annual benefit to the City relative to its previous use as an elementary school.

Figure 4: Fiscal Impact Comparison

Proposed Residential Project

| | |
|---------------------------------------|------------------|
| General Fund Revenues | \$555,275 |
| General Fund Expenses | 440,309 |
| General Fund Surplus/(Deficit) | \$114,966 |

Current Zoning - Public Elementary School

| | |
|---------------------------------------|------------------|
| General Fund Revenues | \$11,458 |
| General Fund Expenses | 19,333 |
| General Fund Surplus/(Deficit) | (\$7,875) |

| | |
|---|------------------|
| General Fund Benefit of Proposed Residential Project vs. Operating Elementary School | \$122,840 |
|---|------------------|

C. Energy and Climate Action Element

Goal ECAE-1a: The Oceanside community will significantly reduce its dependence on fossil fuels.

Policy ECAE-1a-2: Require that new development supply a portion of its energy demand through renewable sources, to the extent practical and financially feasible.

The proposed project includes installation of solar photovoltaic panels on the rooftops of the buildings. The solar panels are sized to provide 50 percent of the annual forecasted electricity demand, consistent with City requirements for new development. Additionally, the new homes would be all-electric and designed to include energy-saving features such as high-efficiency windows and appliances.

D. Housing Element

Goal 2: Encourage the development of a variety of housing opportunities.

Policy 2.1: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income level, with higher densities being focused in the vicinity of transit stops, smart growth focus areas, and in proximity to significant concentrations of employment opportunities.

The proposed project would re-designate institutional land for residential uses and provide housing for a range of household sizes (two to four bedrooms) and income levels (estimated from \$642,000 to \$900,000, not including the 14 units reserved for moderate-income households). Proposed at 16.9 dwelling units per acre, the project would provide medium density residential uses in proximity to transit and employment opportunities.

Goal 3: Protect, encourage, and provide housing opportunities for persons of low and moderate

income.

Policy 3.8: Encourage inclusionary housing to be built on or off-site for new housing projects rather than pay in-lieu fee.

The proposed project has committed to providing 10 percent of the total units (14 units) at a level affordable to moderate-income households on site. The affordable units would be spread around the project so as to not concentrate them in one location. Pursuant to the City's Inclusionary Housing requirement, "No development plan for a residential project of 10 or more units... shall be approved in any area of the city unless at least 15 percent of such housing units are reserved for sale to lower- and moderate-income households or reserved as rental units for low-income households. While the proposed project would result in 14 units reserved for moderate-income households, a pro-rated in-lieu fee would be paid to the City's Housing Division to cover the balance of the Inclusionary Housing requirement.

2. Zoning Ordinance Compliance

As previously mentioned, the project includes a request to change the existing zoning designation to Planned Development (PD). A PD Plan has been prepared pursuant to Article 17 of the Zoning Ordinance and meets the following development regulations established for PD districts:

- Minimum Area. As described in Section 1703 of the Zoning Ordinance, the minimum net area of a PD district shall be 4 acres. The proposed project has a net area of 8.3 acres.
- Residential Unit Density. Residential unit types included in a PD district shall conform to the applicable residential unit types for the corresponding General Plan land use designation and the total number of dwelling units in a PD Plan shall not exceed the maximum number permitted by the General Plan. A PD Plan may exceed the base density if the plan conforms to the provisions of Section 2.3 of the Land Use Element of the General Plan. The proposed project includes a General Plan Amendment to change the land use designation to MDC-R. The project includes 140 attached townhomes, which are considered Multiple Unit Structures. Multiple Unit Structures are allowed under the MDC-R land use designation. Because the proposed project would include several features that exceed minimum requirements (and therefore provide a benefit to the surrounding community), it would be subject to the maximum potential density of the MDC-R land use designation of 20.9 dwelling units per acre. Proposed at 16.9 dwelling units per acre, the project is within the density range allowed by the General Plan.

In accordance with Section 1706 of the Zoning Ordinance, the City Council shall consider an application for reclassification to a PD District at the same time as reviewing the accompanying Development Plan. The proposed PD Plan and Development Plan must meet the required findings for approval by providing a development that: 1) complies with the General Plan; 2) provides quality urban design; 3) provides justification for deviations from base district regulations; and 4) includes adequate provisions for utilities, services, and emergency vehicle access.

Land use and development on the project site would be governed by the Oceanside Garrison Street Planned Development Plan. The PD Plan is included as Attachment 9 to the staff report. The following table compares the proposed PD Plan development standards to the base zoning standards which would correlate to the proposed MDC-R land use designation. As the following table demonstrates, the project complies with or exceeds the development standards for the RM-C Zoning District, with the exception of garage configuration, maximum building height, alley setbacks, and maximum retaining wall height.

Table 2: Development Regulations Compliance Summary

| Standard | RM-C | PD Plan | Dev. Plan |
|---------------------------------------|--|--|-----------------------------|
| Density | | | |
| Min. Site Area/Unit | 2,000 sf | 2,000 sf | 2,583 sf |
| Max. Site Area/Unit | 2.500 sf | 2.500 sf | |
| Base Density | 15.1 du/ac | 15.1 du/ac | 16.9 du/ac |
| Max. Density | 20.9 du/ac | 20.9 du/ac | |
| Min. Lot Area | 7,500 sf | 7,500 sf | 361,548 sf |
| Min. Lot Width | 60 ft | 60 ft | ~ 995 ft |
| Minimum Building Setbacks | | | |
| Front Yard | 15 ft | 15 ft | 107 ft |
| Side Yard | 5 ft | 5 ft | 7 ft |
| Corner Side Yard | 10 ft | 10 ft | 10 ft |
| Rear Yard | 15 ft | 15 ft | 15 ft |
| Private Drive Aisle (Alley) | 5 ft (0 ft garage) | 0 ft | 3 ft |
| Other Standards | | | |
| Max Building Height | 36 ft | 40 ft | 36 ft |
| Maximum Coverage | - | - | 30.3% |
| Max. Fence and Wall Height | 6' maximum (3.5' front yard) | 6' max (3.5' front yard) Retaining Walls 8 ft max | 6 ft |
| Parking | | | |
| Garage | 2 spaces / unit Tandem not allowed | 2 spaces / unit Tandem allowed | 2 spaces / unit Some tandem |
| Guest | 1 space + 20% total number of units = 29 | 1 space + 20% total number of units = 29 | 38 |
| Vehicular Access Lane width | 24' (28' for fire lane) | 24' (28' for fire lane) | 24' (28' for fire lane) |
| Usable Open Space | | | |
| Basic Requirement | 300 sf/unit | 300 sf/unit | 314 sf/unit |
| Min. Dimension for Patios / Balconies | 5 ft | 5 ft | 5 ft |

| | | | |
|----------------------------------|---|--|--|
| Common Usable Open Space | Min 50% of total | Min 50% of total | 74% of total |
| Climate Action Plan* | | | |
| Renewable Energy | 50% offset by onsite renewables | 50% offset by onsite renewables | 50% offset by onsite renewables |
| Electric Vehicle Charging | Garages EV ready; 1 visitor EV charging space | Garages EV ready; 2 visitor EV charging spaces | Garages EV ready; 2 visitor EV charging spaces |
| Permeable Surface Area | 22% | 22% | 39.3% |
| Tree Canopy | 12% | 12% | 17.9% |

*Required by Article 30 of the Zoning Ordinance.

Compliance with GOV § 54220 et seq. (Surplus Land Act)

OUSD determined the property is exempt surplus land as defined in Government Code section 54221. Exempt surplus land is not subject to the Surplus Land Act per Government Code section 54222.3. The California Department of Housing and Community Development (HCD) accepted the school district's determination that the property is exempt surplus land and therefore there is no mandate to provide onsite affordable housing pursuant to the Surplus Land Act. Correspondence regarding this determination is provided as Attachment 12 to this staff report.

Compliance with GOV § 65852.9

Pursuant to GOV § 65852.9, the City shall rezone unused school sites at the school district's request to that of the surrounding properties to allow the site to be developed to the same extent as is permitted on adjacent property.

ENVIRONMENTAL DETERMINATION

In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) has been prepared for the project due to potentially significant impacts to biological resources, cultural resources, geology and soils, and tribal cultural resources. As described in the Draft MND, implementation of mitigation measures would reduce impacts to a less-than-significant level for all identified environmental topic areas.

The Draft MND was circulated for a 30-day public review beginning on June 18, 2025 and ending on July 18, 2025. During the public review period the City received four public comment letters (including the San Diego County Archaeological Society). In response to a comment received during the public review period, minor revisions were made to the text of the Final MND. The revisions do not constitute a "significant revision" as set forth in CEQA Guidelines Section 15073.5 and recirculation of the MND is not required.

The Final MND, including the Mitigation Monitoring and Reporting Program, findings of fact, and responses to public comments, are available on the City's website at:

<https://tinyurl.com/yd33v39n>

COMMUNITY OUTREACH

The applicant held two community outreach meetings to solicit input from the public. The first meeting was held on November 18, 2024 at the John Landes Community Center. There were approximately 10 people in attendance at this meeting. A second meeting was held on April 23, 2025 at the Mission Branch Library Community Room. Approximately five people attended this meeting. A summary of the comments received during the community outreach meetings is provided in the Community Outreach Report (Attachment 13).

Potential traffic impacts and geological safety for future residents were the most common concerns from the public. Both issues were analyzed in technical reports included as appendices to the project's MND. The sinkhole that emerged on the project site was caused by a failed storm drain and not underlying conditions which would result in safety hazards to future residents. Development of the project site would be required to follow geotechnical engineering best practices regarding soil stability to alleviate the existing sinkhole condition.

FISCAL IMPACT

As outlined above, a Fiscal Impact Analysis (FIA) was prepared for the project. The FIA found that the net fiscal impact of the proposed project at buildout would be an annual surplus to the City's general fund in the amount of \$114,966. The total annual recurring revenues to the City's general fund are estimated to be \$555,275 and the total annual recurring expenses to the City's general fund are estimated to be \$440,309. Annual revenues of \$56,935 (included in the figures above) would be expected at buildout, stemming from the requirement for the project to annex into the Citywide Public Safety Community Facilities District (CFD).

COMMISSION OR COMMITTEE REPORT

The Planning Commission conducted a public hearing on the proposed project on August 25, 2025 and after due consideration voted unanimously (5-0; Rosales, Dodds absent) to adopt Resolution 2025-P21 recommending City Council adoption of the Final MND and approval of the requested General Plan Amendment (GPA24-00002), Zone Amendment (ZA24-00001), Tentative Map (T24-00002) Development Plan (D24-00010), and Density Bonus (DB25-00004). The Planning Commission staff report and Resolution are included as Attachments 6 and 7 to this report.

Commissioner Gonzales requested that the applicant replace some of the nonnative landscaping with native species. While this request was not incorporated into the motion, the applicant has voluntarily included additional native species in the proposed planting palette.

Commissioner Balma also expressed desire for the project to provide the required habitat mitigation off site at El Corazon instead of on site. While there are advantages and disadvantages to mitigating habitat loss on-site versus off-site, the City does not currently have a formal mechanism in place to allow privately-initiated mitigation at El Corazon such as an established mitigation bank.

CITY ATTORNEY'S ANALYSIS

Pursuant to the City's Zoning Ordinance, Articles 17 and 45, the City Council is authorized to hold a public hearing, consider the evidence presented at the public hearing, and render final action. After conducting the public hearing, the Council shall approve, modify, or reject the Commission recommendation, provided that a modification not previously considered by the Commission shall be referred to the Commission for a report prior to adoption of an ordinance amending the zoning map. The resolutions and ordinances have been reviewed and approved as to form by the City Attorney.

Prepared by: Dane Thompson, Associate Planner
Reviewed by: Darlene E. Nicandro, Development Services Director
Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. City Council Staff Report
2. City Council Resolution adopting the Final MND
3. City Council Resolution approving General Plan Amendment GPA24-00002
4. City Council Ordinance approving Zone Amendment ZA24-00001
5. City Council Resolution approving Tentative Map T24-00002, Development Plan D24-00010, and Density Bonus DB25-00004
6. Planning Commission Staff Report dated August 25, 2025
7. Planning Commission Resolution 2025-P21
8. Existing and Proposed Designations Exhibit
9. Planned Development Plan
10. Project Plans
11. Fiscal Impact Analysis
12. Surplus Land Act Determination Correspondence
13. Community Outreach Report
14. Public Correspondence
15. Preserve Calavera Concerns, Staff Responses, and Condition Revisions
16. Final Mitigated Negative Declaration (Including Mitigation Monitoring and Reporting Program, Technical Appendices, and Response to Comments online at <https://tinyurl.com/yd33v39n>)